



2019-014165

Klamath County, Oregon

12/06/2019 10:08:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Robert C. Buchanan and Patricia A. Buchanan

19730 Keno Worden Rd

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Robert C. Buchanan and Patricia A. Buchanan

19730 Keno Worden Rd

Klamath Falls, OR 97603

File No. 333419AM

### STATUTORY WARRANTY DEED

**Claude E. Nelson and Kari L. Nelson, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Robert C. Buchanan and Patricia A. Buchanan, as Tenants by the Entirety,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

#### PARCEL 1

Vacated Lot 1, 3, 5 through 14, Lots 15 and 16, vacated Lots 17 through 21, Lot 22, vacated Lots 23 through 26 and Lots 27 through 29 of Block 50 of WORDEN TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

#### PARCEL 2

Lot 2, Block 50, Plat of Worden situated in Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

#### PARCEL 3

Lot 4, Block 50, Plat of Worden Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$209,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 3 day of December, 2019.

Claude E. Nelson  
Claude E. Nelson  
Kari L. Nelson  
Kari L. Nelson

State of Oregon } ss  
County of Jackson

On this 3<sup>rd</sup> day of December, 2019, before me, Kelli S. Hogenson a Notary Public in and for said state, personally appeared Claude E. Nelson and Kari L. Nelson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kelli S. Hogenson  
Notary Public for the State of Oregon  
Residing at: medford  
Commission Expires: 2/16/20

